

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R33421

107/108

Property Information

property address: 2610 S TEXAS AVE
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 10, LOT 6, PT OF 7
owner name/address: CATALENA, SAMMY & CAROLYN
203 N MAIN ST
BRYAN, TX 77803-3237
full business name: Loan Star Pawn
land use category: Retail type of business: Pawn Shop
current zoning: C3 occupancy status: Occup.
lot area (square feet): 15000 frontage along Texas Avenue (feet): 75
lot depth (feet): 200 sq. footage of building: 3508
property conforms to: ☐ min. lot area standards ☒ min. lot depth standards ☐ min. lot width standards
NO NO

Improvements

of buildings: 1 building height (feet): 12 # of stories: 1
type of buildings (specify): brick - metal frame
building/site condition: 4

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) _____

approximate construction date: 1966 accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☒ yes ☐ no (specify) attached shed, car port, wood fence
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no # 2-4-metal ALL
of signs: 4 type/material of sign: #1-metal ☐ dilapidated ☐ abandoned ☒ in-use
overall condition (specify): _____
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 67
lot type: ☒ asphalt ☐ concrete ☐ other gravel
space sizes: 9x20 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: good - debris present
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: _____

Outside Storage

☒ yes ☐ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

6V-room for, but empty

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

trash & debris present in pkg lot

see R33422